

**TOWN OF SOMERS**  
**PLANNING COMMISSION**

**REGULAR MEETING MINUTES**

**Thursday, April 23<sup>rd</sup>, 2015**

**7:00PM TOWN HALL**

**I. CALL TO ORDER:**

The meeting was called to order by Chairman Greg Genlot at 7:00PM. In attendance were Adam Van Wingerden, John Curran, William Salka and Clifford Bordeaux. Also in attendance, Director of Land Use/Town Engineer Jeff Bord.

**II. PUBLIC HEARING**

The Public Hearing was opened by Chair, Greg Genlot on the following topic:

Proposed Resubdivision Application #421, property of Mark, Brian and Scott Gallant, located at #88 King Road and Bradley Road, 6 lots, assessors map #11, lot #38

Chair Greg Genlot opened the floor to Mike Mocko, Ward Engineering, to present the revised Open Space Plan. Mike overviewed the plan. The revised plan showed that there was enough room to add Lot 7. It included 7.31 acres of uplands, 3.02 acres of wetlands, totaling 10.33 acres of open space. Mike also presented to the Planning Commission advantages and disadvantages of each scenario. There were no further questions from the Planning Commission.

AUDIENCE PARTICIPATION: The Public Hearing was opened to the public at 7:12 PM. The following participated in the discussion.

Andrea Totten	28 Bradley Road
David Badura	197 King Road
Marianne Deal	608 Springfield Road
Janice Tiernan	593 Springfield Road

All were against Subdivision # 421.

Question: How is the conservation easement going to be policed?

Answer: Citizens have the right to call Town Hall to complain if offenses are occurring.

Question: Do buyers have the right to walk on open space.

Answer: Yes. The general public does not.

Question: May we see the revised plan?

Answer: Yes

Question: Was a bio-diversity inspection done?

Answer: Mike Mocko indicated that he would be the person responsible for a bio-diversity plan. A bio-diversity plan is only required by DEP if there is a rare and endangered species on the land. In this case it is not required since all buffer requirements on wetlands have been met and there is no endangered species on the property.

Question: How could a seventh lot have been added?

Answer: The topic has to be limited to the original plan for subdivision # 421.

Adam VanWingerden made a motion to close the Public Hearing. William Salka seconded. All were in favor, motion carried. The Public Hearing was closed at 7:40 P.M.

**II. AUDIENCE PARTICIPATION:** None

**III. OLD BUSINESS:**

A. Resubdivision Application #421, Mark, Brian and Scott Gallant, 88 King Road and Bradley Road, 6 lot, Map 11 Lot 38A

Clifford Bordeaux made a motion to approve Subdivision #421 with the conditions that all Engineering and Fire Department Water Supply issues are addressed. William Salka seconded. All were in favor. Subdivision #421 is approved with conditions.

**IV. NEW BUSINESS:** None

**V. STAFF REPORTS/DISCUSSION:** None

**VI. APPROVAL OF MINUTES:** April 9<sup>th</sup> minutes

Adam Van Wingerden made a motion to accept the minutes as submitted. Clifford Bordeaux seconded. All were in favor.

**VII. ADJOURNMENT**

Adam VanWingerden made a motion to adjourn the meeting. Clifford Bordeaux seconded. All were in favor. The meeting was adjourned at 7:48PM.